| 059.0 | 0004 | 0005.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 780,600 / 780,600 |
| | | | | | USE VALUE: | 780,600 / 780,600 |
| | | | | | ASSESSED: | 780,600 / 780,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 17 | -19 | PARK AVE EXT, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SAM REALTY ASSOCIATES LLC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 71 BEACH ST |
| Street 2: | |
| Twn/City: | MARBLEHEAD |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 01945 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MCEACHERN SHAWN - |
| Owner 2: | - |
| Street 1: | 71 BEACH ST |
| Twn/City: | MARBLEHEAD |
| St/Prov: | MA Cntry: |
| Postal: | 01945 |

## NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1913, having primarily Stucco Exterior and 2147 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5500.000 | 371,100 | | 409,500 | 780,600 |
| Total Card | 0.126 | 371,100 | | 409,500 | 780,600 |
| Total Parcel | 0.126 | 371,100 | | 409,500 | 780,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.58 | /Parcel: 363.5

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 39407 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 08/13/18 |

!5210!

## PREVIOUS ASSESSMENT

Parcel ID: 059.0-0004-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 371,200 | 0 | 5,500. | 409,500 | 780,700 | 780,700 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 303,000 | 0 | 5,500. | 403,600 | 706,600 | 706,600 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 303,000 | 0 | 5,500. | 310,000 | 613,000 | 613,000 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 283,900 | 0 | 5,500. | 292,500 | 576,400 | 576,400 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 283,900 | 0 | 5,500. | 269,100 | 553,000 | 553,000 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 236,100 | 0 | 5,500. | 251,500 | 487,600 | 487,600 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 236,100 | 0 | 5,500. | 231,700 | 467,800 | 467,800 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 245,600 | 0 | 5,500. | 231,700 | 477,300 | 477,300 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 20:07:48 |

## LAST REV

| Date | Time |
|---|---|
| 08/23/18 | 10:48:41 |
| apro | |
| 5210 | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MCEACHERN SHAWN | 59671-472 | | 8/2/2012 | Convenience | 1 | No | No | | |
| GRILLO ARTHUR J | 59667-207 | | 8/2/2012 | | 495,000 | No | No | | |
| GRILLO ARTHUR | 29071-34 | | 9/8/1998 | Family | 1 | No | No | | F |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/1/2012 | 963 | Re-Roof | 8,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/13/2018 | MEAS&NOTICE | CC | Chris C |
| 5/14/2009 | Inspected | 189 | PATRIOT |
| 3/6/2009 | Measured | 372 | PATRIOT |
| 1/7/2000 | Mailer Sent | | |
| 1/7/2000 | Measured | 277 | PATRIOT |
| 11/1/1981 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 39407 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5500 | | Sq. Ft. | Site | | 0 | 70. | 1.06 | 6 | | | | | | | | | 409,501 | | | | | | 409,500 | |

| Total AC/HA: | 0.12626 | Total SF/SM: | 5500 | Parcel LUC: | 104 | Two Family | Prime NB Desc: | ARLINGTON | Total: | 409,501 | Spl Credit | | Total: | 409,500 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 12 - Multi-Conver | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 6 - Stucco | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | STUCCO | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1913 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | FA - Fair-Avg | 35. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 35.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 160.00 |
| Size Adj.: | 1.13905454 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 180.408 |
| Other Features: | 101500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 576256 |
| Depreciation: | 205147 |
| Depreciated Total: | 371109 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

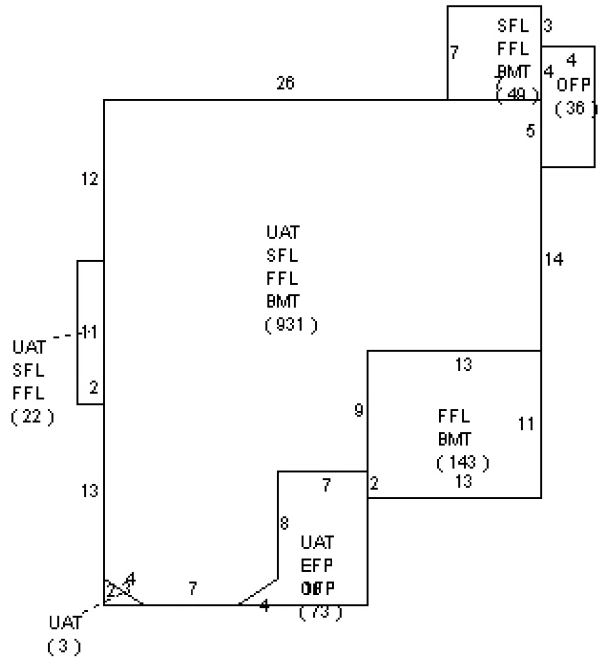
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,145 | 180.410 | 206,567 |
| BMT | Basement | 1,123 | 54.120 | 60,780 |
| SFL | Second Floor | 1,002 | 180.410 | 180,769 |
| UAT | Upper Attic | 257 | 72.160 | 18,564 |
| OFP | Open Porch | 109 | 31.320 | 3,414 |
| EFP | Enclos Porch | 73 | 63.870 | 4,662 |

| Net Sketched Area: | 3,709 | Total: | 474,756 |
|---|---|---|---|
| Size Ad | 2147 | Gross Are | 4481 | FinArea | 2147 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 180.41 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 100.05 |
| Final Total: | 371100 | Val/Su SzAd | 172.85 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

059.0-0004-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|